THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9470-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,999,999.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April, 2026. Tracey Perry Notary Public MY COMMISSION EXPIRES: 11-5-29 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson
Batch # 1404633
04/13/2026 09:26:18 AM
Fees: $13.00 Taxes: $7,400.00

Davidson County
DEEDWARR
2 pgs

20260413-0029634

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W. Reseland, III and Susanne D Reseland	NEW OWNER	
3504 B Amanda Avenue		117-11-0L-002.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Tommy J. Ducklo and Beth K. Ducklo, Trustees of the Ducklo Family Revocable Living Trust, dated July 15, 2016**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph W. Reseland, III and Susanne D Reseland, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 2 (also known as Unit B) of the 3504 Amanda Avenue Condominium, in accordance with the Master Deed Establishing a Horizontal Property Regime of record in Instrument No. 20050715-0082376 and First Amendment of record in Instrument No. 20260413-0029633 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tommy J. Ducklo and wife, Beth K. Ducklo by Warranty Deed from Charles Rogan Allen, unmarried of record in Instrument No. 20051205-0146041 Register's Office for Davidson County, Tennessee, dated December 02, 2005 and recorded on December 05, 2005.

Being the same property conveyed to Tommy J. Ducklo and Beth K. Ducklo, Trustees, Ducklo Family Revocable Living Trust Agreement Dated July 15, 2016 by Quitclaim Deed from Tommy J. Ducklo and wife, Beth K. Ducklo of record in Instrument No. 20160721-0075371 Register's Office for Davidson County, Tennessee, dated July 15, 2016 and recorded on July 21, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3504 B Amanda Avenue, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 10 day of April, 2026.

Ducklo Family Revocable Living Trust, dated July 15, 2016

BY: Tommy J. Ducklo, Trustee
Tommy J. Ducklo
Trustee

BY: Beth K. Ducklo, Trustee
Beth K. Ducklo
Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tommy J. Ducklo** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Trustee** of the **Ducklo Family Revocable Living Trust Agreement dated July 15, 2026,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Tommy J. Ducklo** as such **Trustee.**

Witness my hand and official seal this the 10th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: Nov 8 2027

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Beth K. Ducklo** with whom I am personally acquainted and who upon her oath acknowledged himself to be the **Trustee** of the **Ducklo Family Revocable Living Trust Agreement dated July 15, 2026,** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Beth K. Ducklo** as such **Trustee.**

Witness my hand and official seal this the 10th day of April, 2026.

NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON